

# Sanders & Sanders

ESTATE AGENTS

## CASTLE ROAD ALCESTER WARWICKSHIRE



A spacious ground floor maisonette, enjoying a sunny aspect rear garden and being offered with no upward chain. Comprising: Entrance lobby, Lounge, kitchen, two double bedrooms, shower room, inner lobby, and store. Front and rear gardens, viewing essential to appreciate.

**£155,000**

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# Castle Road, Alcester, Warwickshire, B49 6BQ

## Lounge

16'4" x 11'8" (4.97 x 3.56)



## Bedroom Two

12'8" x 10'0" (3.86 x 3.05)



## Kitchen

12'2" x 7'1" (3.70 x 2.16)



## Shower Room



## Bedroom One

11'3" x 11'1" (3.43 x 3.38)



## Front Garden

The property enjoys having a front garden.

## Rear Garden





## Floor Plans & Property Details Disclaimer

These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.



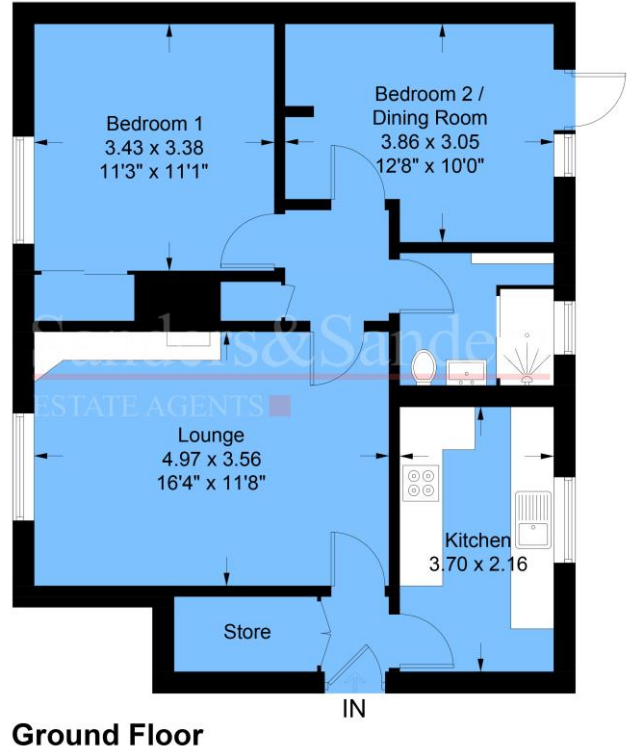
## Tenure, Service Charge and Ground Rent

We are advised that the length of the lease is 125 years from 26<sup>th</sup> January 1998. There are therefore 99 years left on the lease.

**Service Charge** – The quarterly service charge budget statement for 2024/25 is £117.90 (this may be subject to change).

## Ground Rent

The ground rent for 2023 was £2.50 per quarter.



Approximate Gross Internal Area = 63.5 sq m / 683 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

## Fixtures & Fittings

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.

